

City Council Direction on Evergreen-East Hills Development Policy Update

On June 26, 2007, the City Council approved the criteria for the update of the traffic policy /development policy for the Evergreen-East Hills area. The Council approved the motion made by Vice Mayor Cortese to adopt the recommendation in his June 22, 2007 memo with amendments added by Mayor Reed and Council member Liccardo. Below summarizes the action taken by the City Council on the proposed Evergreen-East Hills Development Policy update and related items.

- **500 Residential Unit Pool:** The proposed Policy should create a 500 unit pool for development projects with no more than 35 residential units unless the development incorporates affordable housing, historic preservation, or mixed use components. The updated Policy should also include language that prohibits “clustering” and other attempts to transfer to exploit the allocation process while subdividing the existing parcels.
- **Development Triggers for More than 500 Residential Units:** Residential development beyond the 500 pool units should only be allowed in only one of two circumstances:
- The occurrence of 11,600 jobs on the planned campus industrial lands as contemplated in the Evergreen Specific Plan. Once the jobs are present; a maximum of 3,900 units would be “phased in relation to job creation.”
- A bonafide plan that accomplishes those requirements set forth in the Guiding Principles of the Evergreen-East Hills Vision Strategy (EEHVS), including funding for the entire Highway 101 corridor project and all other traffic infrastructure required within the policy area, and “fair share” funding of these items recommended in the EEHVS amenities list.
- **Other Proposed Policy Changes:** The Administration was directed to return with policy changes that encourage development of employment producing lands, quality commercial/retail opportunities in the Evergreen-East Hills area, and discourages new supermarkets of over 20,000 square feet in Southeast Evergreen.

On October 16, 2007 City Council approved an appropriation action to pay for additional consultant work on transportation and environmental analyses necessary to complete the Evergreen-East Hills Development Policy and accepted a status report by Staff.